

FOR SALE/TO LET



UNIT 2, MERCURY HOUSE CALLEVA PARK, ALDERMASTON BERKSHIRE RG7 8PN

LOCATION

Calleva is an established commercial business park fronting the B3051/A340 and strategically positioned within the triangle of Reading, Newbury and Basingstoke. Junction 6 of the M3 is approximately 9 miles to the South East and Junction 12 of the M4 Motorway is approximately 8 miles to the North East.

DESCRIPTION

The property comprises a two storey mid terrace business unit of steel frame construction with brick and profile clad elevations.

The accommodation is arranged on ground and first floor, is predominantly open plan with both kitchen facilities and male and female toilets on each floor.

The accommodation benefits from powerpoints, suspended ceiling, warm air heating and on site parking spaces.

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AMENITIES

- Male and female toilets on each floor
- Kitchen facilities on each floor
- Suspended ceiling with recessed lighting
- Warm air heating
- On site Parking

ACCOMMODATION

The approximate net internal floor areas are as follows:

Ground floor	992 sq.ft.
First floor	1100 sq.ft.

LEASE

The property is available on a new full repairing and insuring lease or alternatively for sale on the following basis:

RENT

Ground floor £9,300 per annum, First floor £8,650 per annum.

PRICE

The freehold is available at offers in the region of £160,000

RATES

The rateable value Ground Floor: £8,600

The rateable value First Floor: £9,800

Rates Payable (2016/2017) 48.4p in the £.

LEGAL COSTS

Each party is to pay their own legal costs in this matter.

VAT

All figures quoted are exclusive of VAT

EPC- Coming soon.

VIEWING & FURTHER INFORMATION

Strictly by appointment with the sole agents:

Contact- Shaun Walters on DL: 0118 9023933, or 07764 230561, Email swalters@parkinsonholt.com